



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

5/11/2017

SITE PLANS, PRELIMINARY SUBDIVISION PLATS, ROAD CONSTRUCTION PLANS AND PHASING PLANS

A meeting of the City of Charleston Technical Review Committee was held at 9:00 a.m. on the above date in the Building Inspections Conference Room, 1st Floor, 2 George St. The following applications were reviewed:

1 SANCTUARY COURT

SITE PLAN

Project Classification: SITE PLAN

Address: 124 SPRING STREET

Location: PENINSULA

TMS#: 4601102027

Acres: 0.597

Lots (for subdiv):

Units (multi-fam./Concept Plans): 28

Zoning: PUD

☒ new BP approval tracking

City Project ID #: 170221-SpringSt-1

City Project ID Name: TRC_SP:SanctuaryCourt[Site]

Submittal Review #: 2ND REVIEW

Board Approval Required: BAR

Owner: 124 SPRING ST, LLC

Applicant: GLENN ZUBER

Contact: GLENN ZUBER

843-789-0277

glennzuber@hotmail.com

Misc notes: Construction plans for a multi-family development and associated improvements.

RESULTS: Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

2 540 KING STREET

SITE PLAN

Project Classification: SITE PLAN

Address: 540 KING STREET

Location: PENINSULA

TMS#: 4600804062

Acres: 0.06

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: GB

☒ new BP approval tracking

City Project ID #: 170425-KingSt-1

City Project ID Name: TRC_SP:540KingStreetDevelopment

Submittal Review #: PRE-APP

Board Approval Required: BAR

Owner: VANDERKING 540, LLC

Applicant: CLINE ENGINEERING

Contact: MATT CLINE

843-991-7239

matt@clineeng.com

Misc notes: Construction plans for a new 7,800 sq. ft. commercial development.

RESULTS: Revise and resubmit to TRC.; traffic impact study required.

3 FARR STREET HOMES

SUBDIVISION CONCEPT PLAN

Project Classification: MAJOR SUBDIVISION

Address: FARR STREET

Location: DANIEL ISLAND

TMS#: 2750000182

Acres: 3.74

Lots (for subdiv): 13

Units (multi-fam./Concept Plans): 13

Zoning: DI-R

☒ new BP approval tracking

City Project ID #: 170425-FarrSt-1

City Project ID Name: TRC_CP:FarrStreetHomes[Concept]

Submittal Review #: 1ST REVIEW

Board Approval Required: PC

Owner: DANIEL ISLAND ASSOCIATES, LLC

Applicant: THOMAS & HUTTON ENGINEERING CO.

Contact: TONY WOODY

843-725-5229

woody.t@thomasandhutton.com

Misc notes: Note the proposed lots front on Farr St. Ext. which has received CP approval; an alley is proposed for the small lots.

RESULTS: Revise and resubmit to TRC; revised Stormwater Technical Report required.

#4 CHARLESTON DISTILLERY**SITE PLAN**

Project Classification: SITE PLAN
Address: 3548 MEEKS FARM ROAD
Location: JOHNS ISLAND
TMS#: 3130000297
Acres: 1.54
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: BP

☐ new BP approval tracking

City Project ID #: 170425-3548Meeks FarmRd-1
City Project ID Name: TRC_SP:Charleston Distillery

Submittal Review #: PRE-APP
Board Approval Required:

Owner: STEPHEN HEILMAN
Applicant: JMT, INC.
Contact: RYAN MATTIE

843-779-3705
rmattie@jmt.com

Misc notes: Construction plans for a new distillery and associated improvements.

RESULTS: Revise and resubmit to TRC; Construction Activity Application, CSWPP, Stormwater Technical Report, SCDHEC NOI & SDSM checklist & Traffic Impact Study required.

#5 MURRAY WOOD ROAD (MAMA LIL)**SUBDIVISION CONCEPT PLAN**

Project Classification: MAJOR SUBDIVISION
Address: 2906 MURRAY WOOD ROAD
Location: JOHNS ISLAND
TMS#: 3120000026 & 182
Acres: 2.71
Lots (for subdiv): 8
Units (multi-fam./Concept Plans): 8
Zoning: SR-1/STR

☐ new BP approval tracking

City Project ID #: 160503-Murray WoodRd-1
City Project ID Name: TRC_CP:MamaLil[9lots]

Submittal Review #: 2ND REVIEW
Board Approval Required: PC

Owner: MAMA LIL, LLC
Applicant: ATLANTIC SOUTH CONSULTING SERVICES
Contact: ADRIAN WILLIAMS
awilliams@atlanticsouthconsulting.com

843-580-9010

Misc notes: Subdivision concept plan for an 8 lot subdivision and associated improvements.

RESULTS: Comments provided. Revise and submit pdf's (in-house) to TRC as needed. After in-house approval submit 3 copies + cd to Zoning for use at the May PC meeting.

#6 CUMBERLAND STREET PARKING GARAGE**SITE PLAN**

Project Classification: SITE PLAN
Address: 215 EAST BAY STREET
Location: PENINSULA
TMS#: 4580503079
Acres: 0.75
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: GB

☒ new BP approval tracking

City Project ID #: 170425-EBaySt-1
City Project ID Name: TRC_SP:CumberlandStreetParkingGarage

Submittal Review #: PRE-APP
Board Approval Required: BAR, BZA-Z

Owner: EAST BAY COMPANY
Applicant: THOMAS & HUTTON ENGINEERING CO.
Contact: JOHN MARSCHER
john.m@thomasandhutton.com

843-725-5269

Misc notes: Construction plans for a new garage, tenant spaces and associated improvements.

RESULTS: Revise and resubmit to TRC; Construction Activity Application, CSWPP, Stormwater Technical Report, SCDHEC NOI & SDSM checklist & Traffic Impact Study required.

#7 287 HUGER STREET**SITE PLAN**

Project Classification: SITE PLAN
Address: HUGER STREET
Location: PENINSULA
TMS#: 4631604017
Acres: 2.89
Lots (for subdiv):
Units (multi-fam./Concept Plans): 198
Zoning: MU-2/WH

☒ new BP approval tracking

City Project ID #: 151005-289HugerSt-1
City Project ID Name: TRC_SP:289HugerStApartments

Submittal Review #: 5TH REVIEW
Board Approval Required: BAR, BZA-SD

Owner: HUGER STREET HOLDINGS, LLC
Applicant: THOMAS & HUTTON ENGINEERING CO.
Contact: EMILY SOTHERLUND
sotherlund.e@thomasandhutton.com

843-849-0200

Misc notes: Construction plans for a 198 unit apartment complex and associated improvements.

RESULTS: Revise and resubmit to TRC; CSWPP, Stormwater Technical Report, SCDHEC NOI required.

#8 CAINHOY SOUTH (PLAT)**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION

Address: CLEMENTS FERRY ROAD & SEVEN STICKS DRI

Location: CAINHOY

TMS#: 2620000008

Acres: 66.70

Lots (for subdiv): 70

Units (multi-fam./Concept Plans): 70

Zoning: PUD

Misc notes: Preliminary subdivision plat for a 70 lot subdivision.

☐ new BP approval tracking

City Project ID #: 170425-Clements FerryRd-1

City Project ID Name: TRC_PP:CainhoySouth[Plat]

Submittal Review #: 1ST REVIEW

Board Approval Required: PC

Owner: CAINHOY LAND & TIMBER, LLC

Applicant: THOMAS & HUTTON ENGINEERING CO.

843-725-5269

Contact: JASON HUTCHINSON

hutchinson.j@thomasandhutton.com

RESULTS: Revise and resubmit to TRC.

#9 CAINHOY SOUTH (ROADS)**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

Address: CLEMENTS FERRY ROAD & SEVEN STICKS DRI

Location: CAINHOY

TMS#: 2620000008

Acres: 66.70

Lots (for subdiv): 70

Units (multi-fam./Concept Plans): 70

Zoning: PUD

Misc notes: Road Construction plans for a 70 lot subdivision.

☐ new BP approval tracking

City Project ID #: 170425-Clements FerryRd-2

City Project ID Name: TRC_RC:CainhoySouth[Roads]

Submittal Review #: 1ST REVIEW

Board Approval Required: PC

Owner: CAINHOY LAND & TIMBER, LLC

Applicant: THOMAS & HUTTON ENGINEERING CO.

843-725-5269

Contact: JASON HUTCHINSON

hutchinson.j@thomasandhutton.com

RESULTS: Revise and resubmit to TRC; CAA Fee, SDSM checklist & Traffic Impact Study required.

#10 BAKER PORSCHE**SITE PLAN**

Project Classification: SITE PLAN

Address: 1515 SAVANNAH HIGHWAY

Location: WEST ASHLEY

TMS#: 3490100017 & 053

Acres: 1.35

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: GB

Misc notes: Construction plans for a new auto dealership and associated improvements.

☐ new BP approval tracking

City Project ID #: 170315-SavannahHwy-1

City Project ID Name: TRC_SP:BakerPorsche

Submittal Review #: 1ST REVIEW

Board Approval Required: DRB

Owner: BAKER MOTOR COMPANY OF CHARLESTON, INC.

Applicant: EARTHSOURCE ENGINEERING

843-881-0525

Contact: GILES BRANCH

admin@earthsourceeng.com

RESULTS: Revise and resubmit to TRC.

#11 HARLESTON GATES**SITE PLAN**

Project Classification: SITE PLAN

Address: 31 SMITH STREET

Location: PENINSULA

TMS#: 4570304037

Acres: 0.45

Lots (for subdiv):

Units (multi-fam./Concept Plans): 8

Zoning: DR-1F

Misc notes: Construction plans for an 8-unit residential development and associated improvements.

☐ new BP approval tracking

City Project ID #: 170126-SmithSt-1

City Project ID Name: TRC_SP:WentworthHouse

Submittal Review #: 1ST REVIEW

Board Approval Required: BAR

Owner: BENNETT HOFFORD DEVELOPMENT CO., LLC

Applicant: HLA, INC

843-763-1166

Contact: ANDREW TODD-BURKE

atoddburke@gmail.com

RESULTS: Revise and resubmit to TRC.

12 SAWGRASS APARTMENTS, PHASE 6A-2**SITE PLAN**

Project Classification: SITE PLAN

Address: BLUEWATER WAY

Location: WEST ASHLEY

TMS#: 2860000458

Acres: 14.07

Lots (for subdiv):

Units (multi-fam./Concept Plans): 156

Zoning: SR-1 (ND)

☒ new BP approval tracking

City Project ID #: 161221-RoustaboutWay-1

City Project ID Name: TRC_SP:SawgrassApartmentsPhase6A-2

Submittal Review #: 2ND REVIEW

Board Approval Required: BZA-SD

Owner: STERLING CHARLESTON APARTMENTS, LLC

Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC. 843-884-1667

Contact: LES PHILLIPS lphillips@seamonwhiteside.com

Misc notes: Construction plans for a 156 unit phase of Sawgrass Apartments and associated improvements.**RESULTS:** Revise and resubmit to TRC.

13 GRIMBALL ROAD**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MINOR SUBDIVISION

Address: GRIMBALL ROAD

Location: JAMES ISLAND

TMS#: 4270000081

Acres: 0.770

Lots (for subdiv): 2

Units (multi-fam./Concept Plans): 2

Zoning: SR-1

☐ new BP approval tracking

City Project ID #: 170425-Grimball RoadExt-1

City Project ID Name: TRC_PP:GrimballRoad[2lots]

Submittal Review #: 1ST REVIEW

Board Approval Required:

Owner: JJR DEVELOPMENT LLC

Applicant: FORSBERG ENGINEERING & SURVEYING, INC. 843-571-2622

Contact: LEWIS MOORE lmoore@forsberg-engineering.com

Misc notes: Preliminary subdivision plat to create two lots.**RESULTS:** Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 2 copies + cd of pdf to Zoning for stamping.

14 COOPER JUDGE LANE**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MINOR SUBDIVISION

Address: COOPER JUDGE LANE

Location: JAMES ISLAND

TMS#: 4270000113

Acres: 0.418

Lots (for subdiv): 2

Units (multi-fam./Concept Plans): 2

Zoning: SR-1

☐ new BP approval tracking

City Project ID #: 170425-Cooper JudgeLn-1

City Project ID Name: TRC_PP:CooperJudgeLane[2lots]

Submittal Review #: 1ST REVIEW

Board Approval Required:

Owner: JJR DEVELOPMENT LLC

Applicant: FORSBERG ENGINEERING & SURVEYING, INC. 843-571-2622

Contact: LEWIS MOORE lmoore@forsberg-engineering.com

Misc notes: Preliminary subdivision plat to create two lots.**RESULTS:** Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 2 copies + cd of pdf to Zoning for stamping.

15 THE SETTLEMENT AT ASHLEY HALL**SUBDIVISION CONCEPT PLAN**

Project Classification: MAJOR SUBDIVISION

Address: ASHLEY HALL PLANTATION ROAD

Location: WEST ASHLEY

TMS#: 3530000003 & 004

Acres: 46.02

Lots (for subdiv): 62

Units (multi-fam./Concept Plans): 62

Zoning: SR-1

☐ new BP approval tracking

City Project ID #: 170425-Ashley Hall PlantationRd-1

City Project ID Name: TRC_CP:TheSettlementatAshleyHall[Concept]

Submittal Review #: 1ST REVIEW

Board Approval Required:

Owner: CAROLINA HOLDINGS GROUP

Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC. 843-884-1667

Contact: JR TORIBIO vtoribio@seamonwhiteside.com

Misc notes: Subdivision concept plan for a 62 lot Cluster Development and associated improvements**RESULTS:** Revise and resubmit to TRC.

Site plans and subdivisions are reviewed by the following: Dept of Planning, Preservation Sustainability, Zoning Division, GIS Division, Engineering Division, Engineering MS4, Dept of Parks, Dept of Traffic Transportation, Fire Dept and ADA/Legal Division. Individuals with questions concerning the above items should contact Tim Keane, TRC Chair and Director of the Department of Planning, Preservation and Sustainability at Innovation at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 75 Calhoun Street, Charleston County School District Building), Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except weekends and holidays.